

AMENDED IN ASSEMBLY MARCH 31, 2011

CALIFORNIA LEGISLATURE—2011–12 REGULAR SESSION

ASSEMBLY BILL

No. 1170

Introduced by Assembly Member Alejo

February 18, 2011

~~An act to amend Section 21089 of the Public Resources Code, relating to environmental quality. An act to add Section 33320.5 to the Health and Safety Code, relating to redevelopment.~~

LEGISLATIVE COUNSEL'S DIGEST

AB 1170, as amended, Alejo. ~~Environment: CEQA: lead agency: documents.~~ *Redevelopment Agency of the City of Watsonville: Manabe-Ow Site.*

The Community Redevelopment Law authorizes the establishment of redevelopment agencies in communities in order to address the effects of blight, as defined, in those communities and requires those agencies to prepare, or cause to be prepared, and approve a redevelopment plan for each project area. Existing law authorizes the legislative body to amend or modify the plan by ordinance upon the recommendation of the agency and establishes procedural requirements and restrictions related to amendment of the plan.

This bill would authorize the planning commission or city council of the City of Watsonville to amend a specified preliminary plan and redevelopment plan, respectively, to add described territory, known as the Manabe-Bergstrom Site, currently referred to as the Manabe-Ow site. The bill would make a legislative declaration regarding the need for a special statute.

~~The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the~~

~~completion of, an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA authorizes a lead agency to charge and collect a reasonable fee from a person proposing a project that is subject to CEQA to recover the estimated costs incurred by the lead agency in preparing a negative declaration of an EIR for the project to conform to the requirements of CEQA.~~

~~This bill would make technical, nonsubstantive changes in those provisions authorizing a lead agency to charge and collect a reasonable fee from a person proposing a project subject to CEQA.~~

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~ yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature hereby finds and declares as
2 follows:

3 (a) The City of Watsonville, California, suffers high rates of
4 poverty and unemployment. Unemployment in the City of
5 Watsonville has averaged approximately 25 percent for the past
6 two years. At the same time, land available within the City of
7 Watsonville for development of job-intensive uses is extremely
8 limited.

9 (b) The Watsonville 2005 General Plan, adopted by the City of
10 Watsonville on May 24, 1984, identifies an approximately 95-acre
11 site referred to as the “Manabe-Bergstrom Site,” currently referred
12 to as the “Manabe-Ow Site,” as a new growth area. A portion of
13 the Manabe-Ow Site is expected to meet one of the city’s primary
14 economic growth objectives by accommodating up to 2,100 new
15 jobs in an office and light industrial park, including office and
16 flexible industrial use spaces, light industrial uses, and a small
17 commercial retail area. Ancillary retail uses may not exceed
18 cumulatively 5 percent of gross floor area and big box stores and
19 automobile sales are prohibited by recorded deed restrictions.

1 *Residential uses are prohibited except for limited workforce*
2 *housing.*

3 *(c) The Manabe-Ow Site is within the incorporated limits of the*
4 *City of Watsonville, within a voter-approved urban growth*
5 *boundary, and is completely surrounded by developed property.*
6 *It is located on the edge of existing industrial, manufacturing, and*
7 *warehouse facilities that serve the agricultural industry and other*
8 *regional businesses and services. The Manabe-Ow Site is also*
9 *adjacent to two existing redevelopment projects, the Westside*
10 *Industrial Redevelopment Project and the Watsonville 2000*
11 *Redevelopment Project, which adjoin it on three sides.*

12 *(d) The Manabe-Ow Site is currently used for agricultural*
13 *production. It contains none of the streets, utilities, or other*
14 *infrastructure necessary to accommodate the proposed*
15 *development. Infrastructure costs are currently estimated to be*
16 *approximately \$31 million. The southern portion of the site is*
17 *located within a flood plain and requires up to eight feet of fill.*
18 *The southeastern portion of the site contains soft, organic peat*
19 *oils which require special foundations. Given the cost of*
20 *infrastructure, site conditions, and the current depressed economy,*
21 *a strong public-private partnership is essential to making the*
22 *business park a reality.*

23 *(e) Permitting the City of Watsonville to amend the plan*
24 *containing the Watsonville 2000 Redevelopment Project to include*
25 *the Manabe-Ow Site furthers the purposes of the Community*
26 *Redevelopment Law by expanding employment opportunities for*
27 *jobless, underemployed, and low-income persons.*

28 *SEC. 2. Section 33320.5 is added to the Health and Safety*
29 *Code, to read:*

30 *33320.5. (a) The planning commission of the City of*
31 *Watsonville may amend the preliminary plan for the Watsonville*
32 *2000 Redevelopment Project to include the territory that is*
33 *described in subdivision (f), the “Manabe-Ow Site,” which is*
34 *conclusively deemed necessary for effective redevelopment of that*
35 *project, notwithstanding this part.*

36 *(b) The city council, agency, and planning commission of the*
37 *City of Watsonville may find and determine that the Manabe-Ow*
38 *Site is an integral part of one or more areas developed for urban*
39 *uses that are surrounded or substantially surrounded by parcels*
40 *that have been or are developed for urban uses within the meaning*

1 of Section 33320.1. Notwithstanding this part, any such findings
2 or determinations shall be deemed final and conclusive.

3 (c) The redevelopment agency within the City of Watsonville
4 may make the findings required by subdivision (b) of Section
5 33321.5 with respect to the Manabe-Ow Site. Notwithstanding this
6 part, such findings shall be deemed final and conclusive.
7 Subdivision (g) of Section 33344.5 shall not apply to an amendment
8 of the Watsonville 2000 Redevelopment Project adding the
9 Manabe-Ow Site.

10 (d) Notwithstanding this part, the city council of the City of
11 Watsonville may amend the redevelopment plan for the Watsonville
12 2000 Redevelopment Project to add the Manabe-Ow Site to the
13 redevelopment project area. The ordinance adopting the
14 amendment may omit the findings and determinations otherwise
15 required by paragraphs (1), (11), and (14) of subdivision (d) of
16 Section 33367.

17 (e) Pursuant to Section 15153 of Chapter 3 of Title 14 of the
18 California Code of Regulations, the city council and redevelopment
19 agency of the City of Watsonville may determine that the
20 Environmental Impact Report prepared for the Specific Plan for
21 the Manabe-Ow Business Park (State Clearinghouse No.
22 2008122060) is adequate for the amendment of the Watsonville
23 2000 Redevelopment Project to include the Manabe-Ow Site. The
24 findings of the agency shall be final and conclusive notwithstanding
25 any law.

26 (f) The Manabe-Ow Site consists of the following described real
27 property:

28 SITUATE IN THE CITY OF WATSONVILLE, STATE OF
29 CALIFORNIA AND DESCRIBED AS FOLLOWS:

30 PARCEL ONE:

31 BEING A PART OF THE RANCHO BOLSA DEL PAJARO AND
32 BEGINNING ON THE NORTHWESTERN BOUNDARY OF
33 LANDS OF THE SOUTHERN PACIFIC COMPANY, AND ON
34 LINE OF LANDS OF ONE LAPORTE, AND RUNNING THENCE
35 ALONG THE SAID NORTHWESTERN BOUNDARY OF SAID
36 LANDS OF THE SOUTHERN PACIFIC COMPANY NORTH 50
37 DEGREES 23' EAST 1654.62 FEET; NORTH 51 DEGREES 3'
38 EAST 132.66 FEET; NORTH 54 DEGREES 10' EAST 132.66
39 FEET AND NORTH 59 DEGREES 36' EAST 134.64 FEET TO
40 LANDS OF ONE L. BACHAN; THENCE LEAVING SAID

1 RAILROAD LANDS AND ALONG THE SOUTHWESTERN
2 BOUNDARY OF SAID LANDS OF BACHAN NORTH 25
3 DEGREES WEST 539.88 FEET TO LANDS NOW OR FORMERLY
4 OWNED BY THE SPRECKELS SUGAR COMPANY; THENCE
5 SOUTH 67 DEGREES 6' WEST 442.86 FEET; SOUTH 49
6 DEGREES 25' WEST 1605.78 FEET TO THE AFORESAID LANDS
7 OF LAPORTE AND THENCE ALONG THE NORTHEASTERN
8 BOUNDARY OF SAID LANDS OF LAPORTE SOUTH 23
9 DEGREES EAST 603.90 FEET TO THE PLACE OF BEGINNING.
10 EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE
11 DEED FROM M.F. FARMING COMPANY, A CORPORATION
12 TO NATIONAL ICE AND COLD STORAGE COMPANY OF
13 CALIFORNIA, A CORPORATION, RECORDED MARCH 25,
14 1953 IN BOOK 907, PAGE 294, OFFICIAL RECORDS OF SANTA
15 CRUZ COUNTY. ALSO EXCEPTING THEREFROM THE LANDS
16 DESCRIBED IN THE DEED FROM M.F. FARMING COMPANY,
17 A CORPORATION, TO UNITED FOODS, INC., A
18 CORPORATION, RECORDED JULY 28, 1969 IN BOOK 1965,
19 PAGE 463, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
20 ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED
21 TO THE CITY OF WATSONVILLE BY DEED RECORDED
22 AUGUST 14, 1997 UNDER INSTRUMENT NO. 1997-0086910,
23 OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

24 PARCEL TWO:

25 BEING A PART OF THE RANCHO BOLSA DEL PAJARO AND
26 BEGINNING ON THE NORTHWESTERN BOUNDARY OF
27 LANDS OF THE SOUTHERN PACIFIC COMPANY AND AT A
28 STEEL RAIL SET AT THE SOUTHWESTERN CORNER OF
29 LANDS CONVEYED BY PAJARO VALLEY SAVINGS BANK TO
30 J. LAPORTE BY DEED DATED FEBRUARY 20TH, 1917 AND
31 RECORDED IN VOLUME 271 OF DEEDS, AT PAGE 386,
32 RECORDS OF SANTA CRUZ COUNTY; AND RUNNING
33 THENCE ALONG THE BOUNDARY OF SAID LAND OF THE
34 SOUTHERN PACIFIC COMPANY NORTH 50 DEGREES 17'
35 EAST 594.50 FEET TO A FORD AXLE DRIVEN 6 INCHES
36 BELOW THE SURFACE OF THE GROUND, AND FROM WHICH
37 THE SOUTHEASTERN CORNER OF LANDS CONVEYED BY
38 JOHN J. MOREY ET UX TO J. LAPORTE BY DEED DATED
39 DECEMBER 24TH, 1909 AND RECORDED IN VOLUME 219
40 OF DEEDS, AT PAGE 392 RECORDS OF SANTA CRUZ

1 COUNTY BEARS NORTH 50 DEGREES 17' EAST 31.31 FEET
2 DISTANT; THENCE PARALLEL TO AND 30 FEET FROM THE
3 NORTHEASTERN BOUNDARY OF SAID LAST NAMED LANDS
4 NORTH 23 DEGREES 3' WEST 611.40 FEET TO THE MIDDLE
5 OF A DRAINAGE DITCH; A 4 X 4 INCH POST SCRIBED L-M
6 BEARS SOUTH 23 DEGREES 3' EAST 12.00 FEET DISTANT;
7 THENCE ALONG THE CENTERLINE OF SAID DITCH SOUTH
8 67 DEGREES 51' WEST 565.03 FEET TO THE NORTHWESTERN
9 CORNER OF THE LANDS CONVEYED BY PAJARO VALLEY
10 SAVINGS BANK TO J. LAPORTE AS AFORESAID; THENCE
11 LEAVING SAID DITCH SOUTH 22 DEGREES 43' EAST 790.75
12 FEET TO THE PLACE OF BEGINNING. EXCEPTING
13 THEREFROM THAT PORTION CONVEYED TO THE CITY OF
14 WATSONVILLE BY DEED RECORDED AUGUST 14, 1997
15 UNDER INSTRUMENT NO. 1997-0086910, OFFICIAL RECORDS
16 OF SANTA CRUZ COUNTY.

17 PARCEL THREE:

18 BEING A PART OF THE RANCHO BOLSA DEL PAJARO AND
19 BEGINNING AT AN IRON PIPE ON THE MOST NORTHERLY
20 BOUNDARY OF THE RIGHT OF WAY OF THE SOUTHERN
21 PACIFIC RAILROAD COMPANY AT THE MOST SOUTHERLY
22 CORNER OF THE LANDS CONVEYED BY MAYNARD A. TATE
23 AND MAYME R. TATE TO M.F. FARMING COMPANY, BY DEED
24 RECORDED AUGUST 10, 1933 IN VOLUME 250, PAGE 499,
25 OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE
26 NORTH 22 DEGREES 30' WEST 994.80 FEET ALONG THE
27 WESTERLY BOUNDARY OF SAID LANDS OF M.F. FARMING
28 COMPANY TO THE CENTERLINE OF THE DRAINAGE DITCH
29 IN SANTA CRUZ COUNTY DRAINAGE DISTRICT NO. 3 AND
30 THE SOUTHERLY BOUNDARY OF LANDS NOW OR FORMERLY
31 OF THOMAS SILVARER AND FRANCES E. SILVARER; THENCE
32 SOUTH 51 DEGREES 00' WEST 698.30 FEET ALONG THE
33 CENTERLINE OF SAID DRAINAGE DITCH AND THE
34 SOUTHERLY BOUNDARY OF THE LANDS OF SAID SILVARER,
35 NOW OR FORMERLY AND LANDS OF KJ, MORRIS, ET AL,
36 NOW OR FORMERLY, TO THE EASTERLY BOUNDARY OF
37 LEE ROAD, BEING COUNTY ROAD NO. 442; SOUTH 22
38 DEGREES 30' EAST 1,004 FEET, A LITTLE MORE OF LESS,
39 ALONG THE EASTERLY BOUNDARY OF SAID LEE ROAD TO
40 THE INTERSECTION WITH THE NORTHERLY BOUNDARY

1 OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC
2 RAILROAD COMPANY; THENCE NORTH 50 DEGREES 25'
3 EAST 701 FEET, A LITTLE MORE OR LESS, ALONG THE
4 NORTHERLY BOUNDARY OF SAID SOUTHERN PACIFIC
5 RIGHT OF WAY TO THE PLACE OF BEGINNING. EXCEPTING
6 FROM THE ABOVE DESCRIBED LANDS THAT PARCEL OF
7 LAND CONVEYED BY GEORGE A. SILVA ET UX TO THE
8 UNION OIL COMPANY, BY DEED RECORDED JULY 27, 1923
9 IN VOLUME 15, PAGE 117, OFFICIAL RECORDS OF SANTA
10 CRUZ COUNTY. ALSO EXCEPTING THEREFROM THAT
11 PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY
12 DEED RECORDED MARCH 27, 1964 IN VOLUME 1607, PAGE
13 359, OFFICIAL RECORDS OF SANTA CRUZ COUNTY. ALSO
14 EXCEPTING THEREFROM PARCELS A, C AND D AS SHOWN
15 ON THE PARCEL MAP RECORDED MAY 16, 1975 IN BOOK
16 18 OF PARCEL MAPS, PAGE 45, SANTA CRUZ COUNTY
17 RECORDS.

18 *PARCEL FOUR:*

19 *BEING A PART OF THE RANCHO BOLSA DEL PAJARO, AND*
20 *BEGINNING ON THE NORTHWESTERN SIDE OF THE RIGHT*
21 *OF WAY OF THE SOUTHERN PACIFIC COMPANY AND AT A*
22 *STATION FROM WHICH THE NORTHWESTERN OR MOST*
23 *WESTERN CORNER OF THE LANDS CONVEYED BY M.*
24 *GARBINI TO U.S. MEGINNESS, BY DEED RECORDED IN*
25 *VOLUME 270 OF DEEDS, PAGE 50, SANTA CRUZ COUNTY*
26 *RECORDS BEARS SOUTH 22 DEGREES 35' EAST 52.28 FEET*
27 *DISTANT AND RUNNING THENCE FROM SAID POINT OF*
28 *BEGINNING ALONG THE SAID NORTHWESTERN SIDE OF*
29 *THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY*
30 *SOUTH 50 DEGREES 25' WEST 1151.60 FEET TO A STEEL*
31 *BAR DRIVEN FLUSH WITH THE GROUND; THENCE LEAVING*
32 *SAID RIGHT OF WAY AND ALONG THE BOUNDARY OF THE*
33 *LANDS OF ONE SILVA NORTH 22 DEGREES 25' WEST 994.60*
34 *FEET TO A STATION IN A DITCH AND FROM WHICH A*
35 *WITNESS POST ON THE BANK BEARS SOUTH 22 DEGREES*
36 *25' EAST 12 FEET DISTANT; THENCE ALONG THE*
37 *CENTERLINE OF SAID DITCH AND ALONG THE BOUNDARY*
38 *OF LANDS OF ONE SILVARER NORTH 50 DEGREES 44' EAST*
39 *479.30 FEET; THENCE ALONG THE BOUNDARY OF LANDS*
40 *OF ONE LAPORTE NORTH 67 DEGREES 40' EAST 639.36*

1 FEET; THENCE LEAVING THE DITCH AND ALONG THE
2 BOUNDARY OF THE LANDS FORMER OF CHALMERS SOUTH
3 22 DEGREES 35' EAST 791.72 FEET TO THE PLACE OF
4 BEGINNING. EXCEPTING THEREFROM THAT PORTION
5 CONVEYED TO THE STATE OF CALIFORNIA, BY DEED
6 RECORDED MARCH 27, 1964 IN VOLUME 1607, PAGE 359,
7 OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

8 PARCEL FIVE:

9 BEGINNING AT A STAKE IN THE SLOUGH WHICH IS AT
10 AN ANGLE ON THE NORTHWESTERLY BOUNDARY OF THE
11 LAND OF JOHN KENNAUGH, ET AL., THENCE NORTH 2'
12 DEGREES EAST 571 FEET TO A POST; THENCE NORTH 87
13 DEGREES 35' WEST 553 FEET TO A STAKE AT THE CORNER
14 OF A FENCE; THENCE ALONG A FENCE SOUTH 29'
15 DEGREES WEST 586 FEET TO A STAKE; SOUTH 55 DEGREES
16 EAST 621 FEET TO THE NORTHWESTERLY BOUNDARY OF
17 SAID KENNAUGH'S LAND AND THEN ALONG SAID
18 BOUNDARY NORTH 49 DEGREES 25' EAST 412 FEET TO THE
19 PLACE OF BEGINNING, EXCEPTING THEREFROM THAT
20 PORTION CONVEYED TO M.F. FARMING COMPANY, A
21 CORPORATION, BY DEED RECORDED MARCH 7, 1957 IN
22 VOLUME 1119, PAGE 573, OFFICIAL RECORDS OF SANTA
23 CRUZ COUNTY.

24 PARCEL SIX:

25 BEGINNING AT A 4 INCH BY 4 INCH POST MARKED K-2-H,
26 WHICH IS AT AN ANGLE IN THE NORTHWESTERLY
27 BOUNDARY OF THE LANDS OF JOHN KENNAUGH AND
28 WHICH POST IS THE POINT OF BEGINNING IN THE
29 DESCRIPTION OF THE LANDS CONVEYED TO M.F. FARMING
30 COMPANY, BY ROBERT H. HUDSON, ET UX., BY A CERTAIN
31 DEED DATED DECEMBER 2161, 1919; FROM SAID POINT
32 OF BEGINNING, A FENCE POST MARKED W.P.6 STANDING
33 IN A CORNER OF THE ORIGINAL SOUTHWESTERLY
34 BOUNDARY LINE FENCE BETWEEN THE SAID LANDS
35 FORMERLY CONVEYED TO M.F. FARMING COMPANY, BY
36 ROBERT H. HUDSON, ET AL, AND FORMERLY OF JOHN
37 KENNAUGH, BEARS NORTH 83 DEGREES 46' WEST 817.71
38 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH
39 2 DEGREES 15' EAST 402.40 FEET ALONG THE LINE OF THE
40 FORMER FENCE BETWEEN THE SAID LANDS HERETOFORE

1 CONVEYED TO M.F. FARMING COMPANY, BY ROBERT H.
2 HUDSON, ET AL, AND THE LANDS HEREBY DESCRIBED TO
3 A 4 INCH BY 4 INCH POST MARKED H.S. 3, WHICH POST
4 STANDS 10 FEET SOUTHERLY MEASURED AT RIGHT ANGLES
5 FROM THE CENTERLINE OF THE NARROW GAUGE
6 RAILROAD TRACK; THENCE CONTINUING PARALLEL TO
7 AND 10 FEET DISTANT FROM THE CENTERLINE OF SAID
8 NARROW GAUGE TRACK SOUTH 87 DEGREES 03' EAST
9 104.00 FEET TO A POINT; THENCE ALONG A 27 DEGREES
10 02' CURVE TO THE RIGHT, HAVING A RADIUS OF 213.70
11 FEET AND A LONG CHORD WHICH BEARS SOUTH 68
12 DEGREES 44' EAST 122.00 FEET TO A 3 INCH POST MARKED
13 H.S. 5; THENCE LEAVING SAID RAILROAD TRACK SOUTH
14 14 DEGREES 13' EAST 237.05 FEET TO A 3 INCH BY 3 INCH
15 POST MARKED K.3. H., WHICH STANDS IN THE
16 NORTHWESTERLY BOUNDARY OF THE LANDS FORMERLY
17 OF JOHN KENNAUGH; THENCE ALONG SAID
18 NORTHWESTERLY BOUNDARY SOUTH 67 DEGREES 08' WEST
19 316.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING
20 THEREFROM THAT PORTION CONVEYED TO FARMERS
21 COLD STORAGE, A CORPORATION, BY DEED RECORDED
22 MARCH 7, 1957 IN VOLUME 1119, PAGE 571, OFFICIAL
23 RECORDS OF SANTA CRUZ COUNTY. ALSO EXCEPTING
24 THEREFROM THAT PORTION CONVEYED TO UNITED
25 FOODS, INC., A CORPORATION, BY DEED RECORDED JULY
26 28, 1969 IN VOLUME 1985, PAGE 463, OFFICIAL RECORDS
27 OF SANTA CRUZ COUNTY. ALSO EXCEPTING THEREFROM
28 THAT PORTION CONVEYED TO THE REDEVELOPMENT
29 AGENCY CITY OF WATSONVILLE, BY DEED RECORDED
30 FEBRUARY 24, 1986 IN BOOK 3945, PAGE 923, OFFICIAL
31 RECORDS OF SANTA CRUZ COUNTY.

32 PARCEL SEVEN:

33 AN OPEN RIGHT OF WAY, APPURTENANT TO PARCELS
34 THREE AND FOUR, FOR ALL PURPOSES FOR CONVEYANCES
35 AND VEHICLES, TO PASS UNDER THE FREEWAY AS
36 RESERVED TO M.F. FARMING COMPANY BY DEED
37 RECORDED MARCH 27, 1964 IN VOLUME 1607, PAGE 359,
38 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, SAID RIGHT
39 OF WAY BEING MORE PARTICULARLY DESCRIBED AS
40 FOLLOWS:

1 BEGINNING FOR REFERENCE AT THE SOUTHEASTERLY
2 TERMINUS OF THE COURSE IN THE DEED TO THE STATE
3 OF CALIFORNIA DESCRIBED AS N. 25 DEGREES 34' 30" W.,
4 323.54 FEET; THENCE ALONG SAID COURSE NORTH 25
5 DEGREES 34' 30" WEST 5.25 FEET TO THE TRUE POINT OF
6 COMMENCEMENT; THENCE CONTINUING ALONG SAID
7 COURSE NORTH 25 DEGREES 34' 30" WEST 47.44 FEET;
8 THENCE NORTH 52 DEGREES 03' 30" EAST 317.28 FEET TO
9 THE COURSE HEREINABOVE DESCRIBED AS S. 23 DEGREES
10 56' 18" E. 56.38 FEET; THENCE ALONG SAID COURSE SOUTH
11 23 DEGREES 56' 18" EAST; THENCE SOUTH 52 DEGREES 03'
12 30" WEST 316.88 FEET TO THE TRUE POINT OF
13 COMMENCEMENT. THE BEARINGS AND DISTANCES USED
14 IN THE ABOVE DESCRIPTIONS ARE ON THE CALIFORNIA
15 COORDINATE SYSTEM, ZONE 4. MULTIPLY THE ABOVE
16 DISTANCES BY .9999870 TO OBTAIN GROUND LEVEL
17 DISTANCES.

18 PARCEL EIGHT:

19 A RIGHT OF WAY, APPURTENANT TO PARCEL FOUR, THE
20 CENTERLINE BEING DESCRIBED AS BEGINNING AT A
21 STATION FROM WHICH THE MOST EASTERLY CORNER OF
22 THE ABOVE MENTIONED LANDS OF M.F. FARMING
23 COMPANY BEARS NORTH 50 DEGREES 22' EAST 304.49 FEET,
24 ALSO THE MOST WESTERLY CORNER OF THE LANDS
25 CONVEYED TO BUD ANTLE COMPANY, A CO-PARTNERSHIP,
26 BY DEED RECORDED JUNE 7, 1950 IN VOLUME 776, PAGE
27 56, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, BEARS
28 SOUTH 22 DEGREES 40' EAST 52.28 FEET AND NORTH 50
29 DEGREES 22' EAST 304.48 FEET; THENCE FROM SAID POINT
30 OF BEGINNING AND RUNNING SOUTH 22 DEGREES 40'
31 EAST 682.74 FEET, AT 52.28 FEET A STATION ON THE
32 SOUTHEAST BOUNDARY OF THE SOUTHERN PACIFIC
33 RAILROAD RIGHT OF WAY FROM WHICH A 1/4 INCH PIPE
34 BEARS NORTH 50 DEGREES 22' EAST 10.46 FEET. A TOTAL
35 DISTANCE OF 688.74 FEET TO A STATION IN THE MIDDLE
36 OF BEACH ROAD, AS CONTAINED IN THE DEED FROM
37 MAYNARD A. TATE TO M.F. FARMING COMPANY,
38 RECORDED NOVEMBER 10, 1955 IN VOLUME 1046, PAGE
39 179, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

40 APN: 052.104-43 AND 44, AS TO PARCEL ONE

1 052-104-41 AND 42, AS TO PARCEL TWO
2 018-361-02 AS TO A PORTION OF PARCEL THREE
3 052-104-35 AS TO A PORTION OF PARCEL THREE AND
4 PARCEL FOUR 052-104-13 AND A PORTION OF 36 AS TO
5 PARCEL FIVE

6 052-104-33 AND A PORTION OF 36 AS TO PARCEL SIX
7 Excepting Parcel B, as shown on the Parcel Map of the Lands
8 of M. F. Farming, recorded May 16, 1975 in Volume 18 of Parcel
9 Maps, Page 45, Santa Cruz County Records.

10 PARCEL NINE:
11 BEGINNING IN THE CENTER OF THE MAIN DITCH OF THE
12 PAJARO DRAINAGE DISTRICT AND SOUTH 50 50' WEST 4.32
13 CHAINS FROM THE SOUTHWESTERN CORNER OF LANDS
14 OF J. LAPORTE, A WITNESS POST BEARS NORTH 20 WEST
15 10 LINKS DISTANT AND RUNNING THENCE FROM SAID
16 POINT OF BEGINNING NORTH 20 WEST 13.60 CHAINS AND
17 NORTH 42 35' WEST 14.02 CHAINS TO LANDS OF ONE NELS
18 STRUVE AND THENCE ALONG SAID LANDS OF SAID NELS
19 STRUVE SOUTH 22 WEST 2.87 CHAINS; SOUTH 26 35' WEST
20 3.45 CHAINS; NORTH 72 WEST 3.98 CHAINS; SOUTH 29 WEST
21 1.25 CHAINS AND SOUTH 35 25' WEST 4.89 CHAINS TO LANDS
22 OF ONE JULIUS LEE AND THENCE ALONG SAID LAND OF
23 SAID JULIUS LEE SOUTH 26 EAST 1.30 CHAINS TO THE
24 NORTHWESTERN CORNER OF LANDS OF ONE HART;
25 THENCE ALONG THE NORTHERN AND EASTERN BOUNDARY
26 OF SAID HART, SOUTH 76 $\frac{1}{2}$ EAST 15.52 CHAINS AND SOUTH
27 23 EAST 12.44 CHAINS TO THE CENTER OF THE AFORESAID
28 DRAINAGE DITCH AND THENCE ALONG THE SAID CENTER
29 THEREOF NORTH 50 50' EAST 4.32 CHAINS TO THE PLACE
30 OF BEGINNING. EXCEPTING THEREFROM THAT PORTION
31 OF THE HEREIN DESCRIBED LANDS GRANTED TO THE
32 STATE OF CALIFORNIA BY DEED RECORDED JANUARY 18,
33 1952 IN VOLUME 1517, PAGE 511, OFFICIAL RECORDS OF
34 SANTA CRUZ COUNTY. EXCEPTING THEREFROM THE
35 LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED
36 RECORDED FEBRUARY 28, 1996 IN VOLUME 5804, PAGE
37 719, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

38 PARCEL TEN:
39 BEGINNING AT THE SOUTHWEST CORNER OF LANDS OF
40 LAPORTE AND IN THE CENTER OF THE MAIN DITCH OF

1 THE PAJARO DRAINAGE DISTRICT, A WITNESS POST BEARS
2 NORTH $17\frac{1}{4}$ WEST 15 LINKS DISTANT AND RUNNING
3 THENCE FROM SAID POINT OF BEGINNING ALONG THE
4 WESTERN BOUNDARY OF SAID LANDS OF SAID LAPORTE
5 NORTH $17\frac{1}{4}$ WEST 38.10 CHAINS TO LANDS NOW OR
6 FORMERLY OF MOLLERSKOW AND AT THE MOST EASTERN
7 CORNER OF LANDS OF NELS STRUVE AND RUNNING
8 THENCE ALONG THE SOUTHEASTERN BOUNDARY OF SAID
9 LANDS OF SAID NELS STRUVE SOUTH 30 55' WEST 4.48
10 CHAINS AND SOUTH 22 WEST 10.96 CHAINS; THENCE
11 LEAVING SAID LANDS OF SAID NELS STRUVE SOUTH 42 35'
12 EAST 14.02 CHAINS AND SOUTH 20 EAST 13.60 CHAINS TO
13 THE CENTER OF AFORESAID DRAINAGE DITCH AND
14 THENCE ALONG THE CENTER OF SAID DITCH NRTH 60 50'
15 EAST 4.32 CHAINS TO THE PLACE OF BEGINNING.
16 EXCEPTING THEREFROM THE LANDS CONVEYED TO THE
17 STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY
18 28, 1996 IN VOLUME 5804, PAGE 719, OFFICIAL RECORDS
19 OF SANTA CRUZ COUNTY.

20 PARCEL ELEVEN:

21 A PORTION OF THAT PARCEL OF LAND DESCRIBED IN
22 DEED NO. 29894 TO THE STATE OF CALIFORNIA,
23 RECORDED JANUARY 18, 1963 IN VOLUME 1617, PAGE 503,
24 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED
25 AS FOLLOWS:

26 COMMENCING AT THE EASTERLY CORNER OF SAID
27 PARCEL; THENCE ALONG THE SOUTHEASTERLY LINE OF
28 SAID PARCEL SOUTH 51 25' 14" WEST 37.60 FEET; THENCE
29 NORTH 20 40' 33" WEST 138.53 FEET TO THE NORTHERLY
30 LINE OF SAID PARCEL; THENCE ALONG THE NORTHERLY
31 AND EASTERLY LINES OF SAID PARCEL SOUTH 73 26' 06"
32 EAST 44.05 FEET AND SOUTH 21 04' 46" EAST 100.32 FEET
33 TO THE POINT OF COMMENCEMENT.

34 PARCEL TWELVE:

35 A PORTION OF THAT PARCEL OF LAND DESCRIBED AS
36 PARCEL 1 IN DEED NO. 2794 TO THE STATE OF CALIFORNIA,
37 RECORDED JANUARY 29, 1963 IN VOLUME 1519, PAGE 575,
38 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED
39 AS FOLLOWS:

1 *COMMENCING AT THE NORTHERLY CORNER OF LAST*
2 *SAID PARCEL; THENCE ALONG THE NORTHEASTERLY LINE*
3 *OF LAST SAID PARCEL SOUTH 21 04' 46" EAST 174.44 FEET;*
4 *THENCE NORTH 26 34' 30" WEST 170.95 FEET TO THE*
5 *NORTHWESTERLY LINE OF LAST SAID PARCEL; THENCE*
6 *ALONG LAST SAID LINE NORTH 52 14' 14" EAST 13.99 FEET*
7 *TO THE POINT OF COMMENCEMENT.*

8 *PARCEL THIRTEEN:*

9 *BEGINNING FOR REFERENCE AT THE MOST EASTERLY*
10 *CORNER OF THE PARCEL OF LAND CONVEYED TO M.O.*
11 *PYZER, ET AL., BY DEED RECORDED MARCH 1, 1959 IN*
12 *VOLUME 1234, PAGE 299, OFFICIAL RECORDS OF SANTA*
13 *CRUZ COUNTY; THENCE ALONG THE SOUTHEASTERLY*
14 *LINE OF SAID PARCEL SOUTH 62 39' 19" WEST 192.41 FEET;*
15 *THENCE NORTH 18 26' 59" WEST 48.30 FEET TO A POINT*
16 *ON A LINE PARALLEL WITH AND DISTANT 45.00 FEET*
17 *NORTHWESTERLY AT RIGHT ANGLES FROM SAID*
18 *SOUTHEASTERLY LINE, SAID POINT BEING THE TRUE POINT*
19 *OF COMMENCEMENT; THENCE ALONG SAID PARALLEL*
20 *LINE SOUTH 52 39' 19" WEST 418.48 FEET TO THE WESTERLY*
21 *LINE OF SAID PARCEL; THENCE ALONG SAID WESTERLY*
22 *LINE SOUTH 21 04' 46" EAST 46.63 FEET TO SAID*
23 *SOUTHEASTERLY LINE; THENCE ALONG LAST SAID LINE*
24 *NORTH 52 39' 19" EAST 416.17 FEET TO THE COURSE*
25 *DESCRIBED ABOVE AS NORTH 18 26' 69" WEST 48.30 FEET,*
26 *THENCE ALONG LAST SAID COURSE NORTH 18 26' 59" WEST*
27 *48.30 FEET TO THE TRUE POINT OF COMMENCEMENT.*

28 *PARCEL FOURTEEN;*

29 *A PORTION OF THAT PARCEL OF LAND DESCRIBED IN*
30 *DEED NO, 29892, FIRST TO THE STATE OF CALIFORNIA,*
31 *RECORDED OCTOBER 1, 1963 IN VOLUME 1569, PAGE 354,*
32 *OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED*
33 *AS FOLLOWS:*

34 *COMMENCING AT THE EASTERLY CORNER OF SAID*
35 *PARCEL (1569 OR 354); THENCE ALONG THE*
36 *SOUTHEASTERLY LINE THEREOF SOUTH 52 14' 14" WEST*
37 *13.99 FEET; THENCE NORTH 25 34' 30" WEST 287.40 FEET;*
38 *THENCE NORTH 2Q 40' 33" WEST, 10.02 FEET TO THE*
39 *NORTHWESTERLY LINE OF SAID PARCEL; THENCE ALONG*
40 *SAID NORTHWESTERLY LINE NORTH 51 25' 14" EAST 37.00*

1 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL;
2 THENCE ALONG LAST SAID LINE SOUTH 21 04' 46" EAST
3 303.63 FEET TO THE POINT OF COMMENCEMENT.

4 APN: 018-392-01 AS TO PARCEL FIVE
5 052-104-40 AS TO PARCELS ONE, TWO, THREE, FOUR AND
6 SIX

7 PARCEL FIFTEEN:

8 BEGINNING IN THE CENTER OF THE MAIN DITCH OF THE
9 PAJARO DRAINAGE DISTRICT AND SOUTH 50 DEGREES 50'
10 WEST 4.32 CHAINS FROM THE SOUTHWESTERN CORNER
11 OF LANDS OF J. LAPORTE, A WITNESS POST BEARS NORTH
12 20 DEGREES WEST 10 LINKS DISTANT AND RUNNING
13 THENCE FROM SAID POINT OF BEGINNING NORTH 20
14 DEGREES WEST 13.60 CHAINS AND NORTH 42 DEGREES 35'
15 WEST 14.02 CHAINS TO LANDS OF ONE NELLS STRUVE AND
16 THENCE ALONG SAID LANDS OF SAID NELLS STRUVE SOUTH
17 22 DEGREES WEST 2.87 CHAINS; SOUTH 26 DEGREES 35'
18 WEST 3.45 CHAINS; NORTH 72 DEGREES WEST 3.98 CHAINS;
19 SOUTH 29 DEGREES WEST 1.25 CHAINS AND SOUTH 35
20 DEGREES 25' WEST 4.89 CHAINS TO LANDS OF ONE JULIUS
21 LEE AND THENCE ALONG SAID LAND OF SAID JULIUS LEE
22 SOUTH 26 DEGREES EAST 1.30 CHAINS TO THE
23 NORTHWESTERN CORNER OF LANDS OF ONE HART;
24 THENCE ALONG THE NORTHERN AND EASTERN BOUNDARY
25 OF SAID HART, SOUTH 76 $\frac{1}{2}$ DEGREES EAST 15.52 CHAINS
26 AND SOUTH 23 DEGREES EAST 12.44 CHAINS TO THE
27 CENTER OF THE AFORESAID DRAINAGE DITCH AND
28 THENCE ALONG THE SAID CENTER THEREOF NORTH 50
29 DEGREES 50' EAST 4.32 CHAINS TO THE PLACE OF
30 BEGINNING.

31 EXCEPTING THEREFROM THAT PORTION OF THE 11 IN
32 DESCRIBED LANDS GRANTED TO THE STATE OF
33 CALIFORNIA BY DEED RECORDED JANUARY 18,
34 1962 VOLUME 1517, PAGE 511, OFFICIAL RECORDS OF
35 SANTA CRUZ COUNTY.

36 EXCEPTING THEREFROM THE LANDS CONVEYED TO THE
37 STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY
38 28, 1996 IN VOLUME 5804, PAGE 719, OFFICIAL RECORDS
39 OF SANTA CRUZ COUNTY.

40 PARCEL SIXTEEN:

BEGINNING AT THE SOUTHWEST CORNER OF LANDS OF
LAPORTE AND IN THE CENTER OF THE MAIN DITCH OF
THE PAJARO DRAINAGE DISTRICT, A WITNESS POST BEARS
NORTH $17\frac{1}{4}$ DEGREES WEST 15 LINKS DISTANT AND
RUNNING THENCE FROM SAID POINT OF BEGINNING
ALONG THE WESTERN BOUNDARY OF SAID LANDS OF SAID
LAPORTE NORTH $17\frac{1}{4}$ DEGREES WEST 36.10 CHAINS TO
LANDS NOW OR FORMERLY OF MOLLERSKOW AND AT THE
MOST EASTERN CORNER OF LANDS OF NELS STRUVE AND
RUNNING THENCE ALONG THE SOUTHEASTERN BOUNDARY
OF SAID LANDS OF SAID NEILS STRUVE SOUTH 30 DEGREES
55' WEST 4.48 CHAINS AND SOUTH 22 DEGREES WEST 10.96
CHAINS; THENCE LEAVING SAID LANDS OF SAID NELS
STRUVE SOUTH 42 DEGREES 35' EAST 14.02 CHAINS AND
SOUTH 20 DEGREES EAST 13.60 CHAINS TO THE CENTER
OF AFORESAID DRAINAGE DITCH AND THENCE ALONG
THE CENTER OF SAID DITCH NORTH 50 DEGREES 50' EAST
4.32 CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE LANDS CONVEYED TO THE
STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY
28, 1996 IN VOLUME 5804, PAGE 719, OFFICIAL RECORDS
OF SANTA CRUZ COUNTY.

PARCEL SEVENTEEN:

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN
DEED NO. 29894 TO THE STATE OF CALIFORNIA,
RECORDED JANUARY 18, 1963 IN VOLUME 1517, PAGE 503,
OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED
AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF SAID
PARCEL; THENCE ALONG THE SOUTHEASTERLY LINE OF
SAID PARCEL SOUTH 51 DEGREES 25' 14" WEST 37.60 FEET;
THENCE NORTH 20 DEGREES 40' 33" WEST 138.53 FEET TO
THE NORTHERLY LINE OF SAID PARCEL; THENCE ALONG
THE NORTHERLY AND EASTERLY LINES OF SAID PARCEL
SOUTH 73 DEGREES 26' 06" EAST 44.05 FEET AND SOUTH
21 DEGREES 04' 46" EAST 100.32 FEET TO THE POINT OF
COMMENCEMENT.

PARCEL EIGHTEEN:

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS
PARCEL 1 IN DEED NO. 27945 TO THE STATE OF

1 CALIFORNIA, RECORDED JANUARY 29, 1963 IN VOLUME
2 1519, PAGE 575, OFFICIAL RECORDS OF SANTA CRUZ
3 COUNTY, DESCRIBED AS FOLLOWS:

4 COMMENCING AT THE NORTHERLY CORNER OF LAST
5 SAID PARCEL; THENCE ALONG THE NORTHEASTERLY LINE
6 OF LAST SAID PARCEL SOUTH 21 DEGREES 04' 46" EAST
7 174.44 FEET; THENCE NORTH 25 DEGREES 34' 30" WEST
8 170.95 FEET TO THE NORTHWESTERLY LINE OF LAST SAID
9 PARCEL; THENCE ALONG LAST SAID LINE NORTH 52
10 DEGREES 14' 14" EAST 13.99 FEET TO THE POINT OF
11 COMMENCEMENT.

12 PARCEL NINETEEN:

13 BEGINNING FOR REFERENCE AT THE MOST EASTERLY
14 CORNER OF THE PARCEL OF LAND CONVEYED TO M.O.
15 PYZER, ET AL., BY DEED RECORDED MARCH 1, 1959 IN
16 VOLUME 1234, PAGE 299, OFFICIAL RECORDS OF SANTA
17 CRUZ COUNTY; THENCE ALONG THE SOUTHEASTERLY
18 LINE OF SAID PARCEL SOUTH 52 DEGREES 39' 19" WEST
19 192.41 FEET; THENCE NORTH 18 DEGREES 26' 59" WEST
20 48.30 FEET TO A POINT ON A LINE PARALLEL WITH AND
21 DISTANT 45.00 FEET NORTHWESTERLY AT RIGHT ANGLES
22 FROM SAID SOUTHEASTERLY LINE, SAID POINT BEING THE
23 TRUE POINT OF COMMENCEMENT; THENCE ALONG SAID
24 PARALLEL LINE SOUTH 52 DEGREES 39' 19" WEST 418.48
25 FEET TO THE WESTERLY LINE OF SAID PARCEL; THENCE
26 ALONG SAID WESTERLY LINE SOUTH 21 DEGREES 04' 46"
27 EAST 46.63 FEET TO SAID SOUTHEASTERLY LINE; THENCE
28 ALONG LAST SAID LINE NORTH 52 DEGREES 39' 19" EAST
29 416.17 FEET TO THE COURSE DESCRIBED ABOVE AS NORTH
30 18 DEGREES 26' 59" WEST 48.30 FEET, THENCE ALONG LAST
31 SAID COURSE NORTH 18 DEGREES 26' 59" WEST 48.30 FEET
32 TO THE TRUE POINT OF COMMENCEMENT.

33 PARCEL TWENTY:

34 A PORTION OF THAT PARCEL OF LAND DESCRIBED IN
35 DEED NO. 29892-FIRST TO THE STATE OF CALIFORNIA,
36 RECORDED OCTOBER 1, 1963 IN VOLUME 1569, PAGE 354,
37 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED
38 AS FOLLOWS;

39 COMMENCING AT THE EASTERLY CORNER OF SAID
40 PARCEL (1569 OR 354); THENCE ALONG THE

1 SOUTHEASTERLY LINE THEREOF SOUTH 52 DEGREES 14'
2 14" WEST 13.99 FEET; THENCE NORTH 25 DEGREES 34' 30"
3 WEST 287.40 FEET; THENCE NORTH 20 DEGREES 40' 33"
4 WEST, 10.02 FEET TO THE NORTHWESTERLY LINE OF SAID
5 PARCEL; THENCE ALONG SAID NORTHWESTERLY LINE
6 NORTH 51 DEGREES 25' 14" EAST 37.60 FEET TO THE
7 NORTHEASTERLY LINE OF SAID PARCEL; THENCE ALONG
8 LAST SAID LINE SOUTH 21 DEGREES 04' 46" EAST 303.83
9 FEET TO THE POINT OF COMMENCEMENT,

10 APN: 018.392-01 AS TO PARCEL 11

11 052-104-40 AS TO PARCELS 7, 8, 9 10 AND 12

12 SEC. 3. *The Legislature finds and declares that, because of*
13 *the unique circumstances applicable only to the redevelopment*
14 *agency of the City of Watsonville, a statute of general applicability*
15 *cannot be enacted within the meaning of subdivision (b) of Section*
16 *16 of Article IV of the California Constitution. Therefore, this*
17 *special statute is necessary.*

18 SECTION 1. ~~Section 21089 of the Public Resources Code is~~
19 ~~amended to read:~~

20 21089. (a) ~~A lead agency may charge and collect a reasonable~~
21 ~~fee from a person proposing a project subject to this division in~~
22 ~~order to recover the estimated costs incurred by the lead agency~~
23 ~~in preparing a negative declaration or an environmental impact~~
24 ~~report for the project and for procedures necessary to comply with~~
25 ~~this division on the project. Litigation expenses, costs, and fees~~
26 ~~incurred in actions alleging noncompliance with this division under~~
27 ~~Section 21167 are not recoverable under this section.~~

28 (b) ~~The Department of Fish and Game may charge and collect~~
29 ~~filing fees, as provided in Section 711.4 of the Fish and Game~~
30 ~~Code. Notwithstanding Section 21080.1, a finding required under~~
31 ~~Section 21081, or a project approved under a certified regulatory~~
32 ~~program authorized pursuant to Section 21080.5 is not operative;~~
33 ~~vested, or final until the filing fees required pursuant to Section~~
34 ~~711.4 of the Fish and Game Code are paid.~~

35 (c) (1) (A) ~~A public agency may charge and collect a~~
36 ~~reasonable fee from members of the public for a copy of an~~
37 ~~environmental document not to exceed the cost of reproducing the~~
38 ~~environmental document.~~

1 ~~(B) A public agency may provide the environmental document~~
2 ~~in an electronic format as prescribed pursuant to Section 6253.9~~
3 ~~of the Government Code.~~

4 ~~(2) For purposes of this subdivision, “environmental document”~~
5 ~~means an initial study, negative declaration, mitigated negative~~
6 ~~declaration, draft and final environmental impact report, a~~
7 ~~document prepared as a substitute for an environmental impact~~
8 ~~report, negative declaration, or mitigated negative declaration~~
9 ~~under a program certified pursuant to Section 21080.5, and a~~
10 ~~document prepared under the federal National Environmental~~
11 ~~Policy Act of 1969 (42 U.S.C. Sec. 4321 et seq.) and used by a~~
12 ~~state or local agency in the place of the initial study, negative~~
13 ~~declaration, mitigated negative declaration, or an environmental~~
14 ~~impact report.~~